175.0	0005	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	621,100 /	621,100
USE VALUE:	621,100 /	621,100
ASSESSED:	621,100 /	621,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STUDNA BERNADETTE/ TRUSTEE
Owner 2:	BERNADETTE STUDNA REVOCABLE T
Owner 3:	
Street 1:	80 WILLIAMS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STUDNA BERNADETTE -
Owner 2:	-
Street 1:	80 WILLIAMS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .097 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1421 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4230.000	238,300		382,800	621,100
Total Card	0.097	238,300		382,800	621,100
Total Parcel	0.097	238,300		382,800	621,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.15 | /Parcel: 437.15

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117448
GIS Ref	
GIS Ref	
Insp Date	09/08/18

!13666!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 175.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	238,300	0	4,230.	382,800	621,100		Year end	12/23/2021
2021	101	FV	230,200	0	4,230.	382,800	613,000		Year End Roll	12/10/2020
2020	101	FV	230,300	0	4,230.	382,800	613,100	613,100	Year End Roll	12/18/2019
2019	101	FV	193,800	0	4,230.	377,400	571,200	571,200	Year End Roll	1/3/2019
2018	101	FV	193,800	0	4,230.	289,900	483,700	483,700	Year End Roll	12/20/2017
2017	101	FV	193,800	0	4,230.	273,500	467,300	467,300	Year End Roll	1/3/2017
2016	101	FV	193,800	0	4,230.	251,600	445,400	445,400	Year End	1/4/2016
2015	101	FV	181,700	0	4,230.	235,200	416,900	416,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:29:44

LAST REV

Date	Time
12/07/20	15:48:52

mmcmakin

USER DEFINED

Prior Id # 1:	117448
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13666

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STUDNA BERNADET	76209-260	1	11/19/2020	Convenience	1	No	No		
HEATH GREGORY B	44704-221		2/28/2005	Family	1	No	No		
	14724-97		9/1/1982		54,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/25/1993	19		10,000					2 DORMERS

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
11/8/2008	Meas/Inspect	345	PATRIOT
2/17/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	243	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4230		Sq. Ft.	Site		0	70.	1.29	6									382,831						382,800	

Total AC/HA:	0.09711	Total SF/SM:	4230	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	382,831	Spl Credit		Total: 382,800

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98402047
Adj $ / SQ:	146.127
Other Features:	78800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	323778
Depreciation:	85477
Depreciated Total:	238300

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

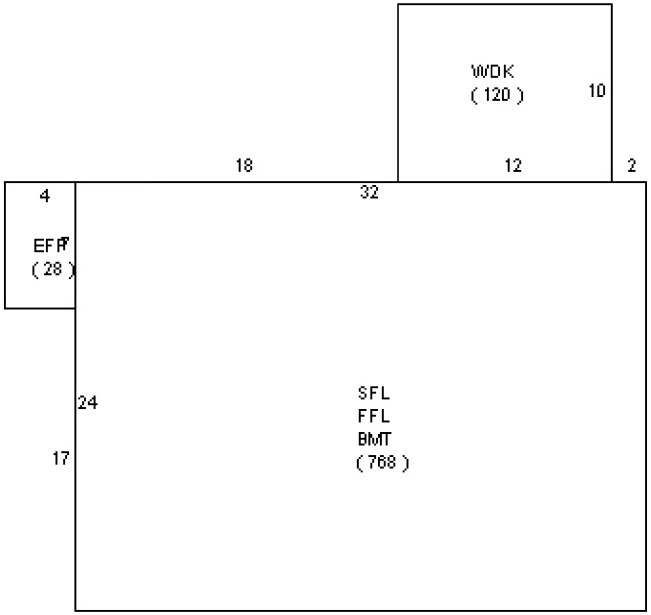
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	146.13
Special Features:	0	Val/Su Net:	101.97
Final Total:	238300	Val/Su SzAd	167.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	43.840	33,668
FFL	First Floor	768	146.130	112,226
SFL	Second Floor	653	146.130	95,392
WDK	Deck	120	14.100	1,693
EFP	Enclos Porch	28	71.440	2,000

Net Sketched Area:		2,337	Total:		244,979
Size Ad	1420.8000	Gross Area	2452	FinArea	1421

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	